

Exhibit A
Town of Cutler Bay
Land Development Regulations SUMMARY

Articles	Title	Intent
I	General Provisions	Describes the general provisions of the Code. 1. Promote consistency with the Town's Growth Management Plan; 2. Foster and preserve public health, safety and welfare; 3. Specify the duties and responsibilities of the Town in the administration of this Article; 4. Establish clear, consistent and certain regulations, procedures and development standards for obtaining development order and permitting approvals for all proposed development in the Town; 5. Adoption of a development approval process; 6. Development must meet adopted level of services (concurrency).
II	Administrative Provisions	Describe the administrative structure responsible for implementing the LDRs. (Town Council, Local Planning Agency, and Department of Community Development)
III	Application Review and Approval Requirements	Details the process for submitting a development application; advertising and notice requirements; appeal of administrative decision; zoning workshop; site plan application; site plan modification; temporary use permit; variance; administrative adjustment procedures; rezoning; conditional use applications; growth management plan amendments; and vested rights determination.
IV	Districts and Development Standards	Establishes the zoning districts that are unique and appropriate for the future vision of the Town. The intent of the zoning districts is to protect the safety, appearance and general welfare of the community by regulating the location of use, height and bulk of buildings and structure, and providing for adequate setbacks and open space surrounding the buildings.
V	Green Standards of Development	Provide administrative procedures for implementing sustainable building practices and strategies that reduce green house gas emissions, more efficient use of materials and reduction of harmful chemicals. Establishes the green standards; recycling of materials; green building program designation; available incentives; and use of green funds.
VI	Architecture and Form Standards	Establishes standards for non-residential and mixed use development; civic form principles; and modification of provisions.
VII	Landscape and Tree Preservation	Establishes general provisions to ensure that all landscape requirements are adhered to, consistent with adopted Town, County and industry guidelines.
VIII	Sign Regulations	Establishes the standards and guidelines for the different type of signs that are prohibited, temporary or permitted in the Town.

IX	Transportation Requirements	Encourage the development of a network of interconnecting streets that work to disperse traffic while connecting and integrating neighborhoods with the existing urban fabric of the Town. In addition, the Article encourages the development of a network of sidewalks and bicycle lanes that provide an attractive and safe mode of travel for cyclists and pedestrians.
X	Off-Street Parking Standards	The intent of this regulation is to avoid urban congestion on public streets to protect the level of service and capacity of existing streets to avoid unnecessary conflicts between pedestrian and vehicles and to promote the general health, safety, and public welfare.
XI	Supplemental Standards	The intent is to group all adopted ordinances regulating the use and development of lands in the Town. 1. Exclusion from height limits ; 2. Exterior lighting standards/lighting pollution reduction; 3. Boat storage; 4. Parking of trucks; 5. Sales within public right of way; 6. Property maintenance; 7. Temporary use; 8. Temporary outdoor sale of trees and fireworks; 9. Sheds; 10. Structures and uses limited in yards; 11. Swimming pools and spas; 12. Visibility at intersections, drives and driveways; 13. Yard sales; 14. Lot frontage and yard requirements; 15. Impervious area; 16. Stormwater management; 17. Underground utilities; 18. Utilities; 19. Walls, fences and hedges; 20. Events; 21. Regulations of adult entertainment establishment; 22. Recreational vehicle storage; 23. Group homes; 24. Water restrictions; 25. Farmer's Market; 26. Alcoholic beverages; 27. Unity of title requirements for residential development.
XII	Subdivision of Land	The intent is to establish design standards and procedures for subdivisions and replats to further the orderly layout and use of land; to ensure public facilities are properly planned and made available and will have sufficient capacity to serve the proposed subdivision; to preserve the natural beauty and ecology of the Town; to ensure appropriate development with regard to natural features; and to provide for open space in subdivisions for recreational and educational purposes.
XIII	Conditional Uses	The intent is to establish the evaluation criteria for approval of a conditional use.
XIV	Wireless Telecommunications Facilities	The intent is to establish the general guidelines for siting wireless telecommunications towers and antennas.
XV	Concurrency	Provide criteria and systematic process for reviewing and evaluating all proposed development impacts on facilities and services where concurrency is measured.